

TRANSFER  
TAX  
PAID

Doc # 2004006343  
Book 7854 Page 0140

48-127

## WARRANTY DEED

Know All Men By These Presents

That I, **David B. Etzel**, of Naples, County of Collier and State of Florida, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Roy Steven Collicutt**, of Norridgewock, County of Somerset and State of Maine, and whose mailing address is RR 2 Box 1120 D, Norridgewock, ME 04957, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Roy Steven Collicutt, his heirs and assigns forever, certain premises located in the City of Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a granite monument in the westerly line of West Street, two hundred twenty-five and one-tenth (225.1) feet southerly from the southerly line of Gilman Street, measuring in said westerly line of West Street; thence southerly in the westerly line of West Street seventy (70) feet to a granite monument; thence westerly and at right angles with West Street ninety-seven and one-half (97.5) feet to a granite monument; thence northerly and parallel with the west line of West Street seventy (70) feet to a granite monument; thence easterly at right angles with the last named course ninety-seven and one-half (97.5) feet to the point begun at, being lot number 20 on a plan of Gilman Field, so-called, made for Waterville Land Company by John Burleigh, C.E. dated June 12, 1905 and on file in Kennebec County Registry of Deeds. Said conveyance is made on the express condition that no building other than a private dwelling house and private stable with appurtenances shall be erected thereon, said dwelling house when fully completed including plumbing and heating apparatus to cost not less than twenty-five hundred dollars and that no part of any building, including piazza, porticos, and bay windows but not including doorsteps, shall be erected nearer to the westerly line of West Street than fifteen feet.

Being the same premises acquired by David B. Etzel by Warranty Deed from Judith B. Brouwer dated October 6, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2153, Page 268.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Roy Steven Collicutt, his heirs and assigns, to him and his use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

② J. Hubbard

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IN WITNESS WHEREOF, I, the said David B. Etzel have hereunto set my hand  
and seal this 7 day of March, 2004.

Signed, Sealed and Delivered  
in the presence of

Joni E. Wilbur  
Witness

David B. Etzel  
David B. Etzel

STATE OF FLORIDA  
County of Collier, ss.

Personally appeared before me on this 4 day of March, 2004, the above-  
named, David B. Etzel, and acknowledged the foregoing instrument to be his free act and  
deed.

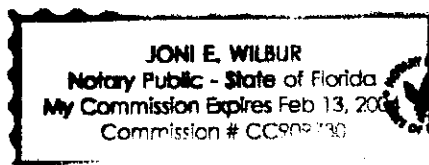
Before me,

Joni E. Wilbur  
Notary Public

Printed name: Joni E. Wilbur

My comm. exp: Feb. 13, 2008

(Seal)



Joni E. Wilbur  
My Commission DD261510  
Expires February 13, 2008

Received Kennebec SS.  
03/10/2004 9:03AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS